
American Advisors Group

Plaintiff,

Case No. 2016CV000189

v.

Estate of John J. Wolms

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 8, 2018 in the amount of \$137,132.03, I will sell at public auction on the steps of the Adams County Courthouse, 400 N Main St, Friendship, WI 53934, on

April 30, 2019

At 10:00 AM, all of the following described premises, to wit:

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 7, TOWNSHIP 19 NORTH, RANGE 7 EAST, TOWN OF COLBURN, ADAMS COUNTY, WISCONSIN. BEING KNOWN AND DESIGNATED AS LOT 1 AS SHOWN ON ADAMS COUNTY CERTIFIED SURVEY MAP NO. 4786 PREPARED BY MSA PROFESSIONAL SERVICES, GREGORY P. RINEHARD BLS# S1478 DATED FEBRUARY 23, 2005 AND RECORDED AMONG THE PLAT RECORDS OF ADAMS COUNTY IN THE REGISTER OF DEEDS OFFICE IN VOLUME 23 PAGE 277-278 AS PLAT NO. 441666.

Street Address: 831 6th Avenue, Hancock, WI 54943
Tax Key No. 006-00129-0000

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Brent York
Sheriff of Adams County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
50-19-00363

NOTE: This law firm is a debt collector.